THE CASTLE

Miller's Lane Outwood, Redhill, RH1 5QB

FREEHOLD: £550,000 | TO RENT: NIL PREMIUM ANNUAL RENT: £45,000 | REF: 3858326

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DESCRIPTION

The Castle Inn is a detached, two storey public house, traditionally constructed in brick and now re-rendered in white, set beneath a slated pitched roof with a central pitched porchway.

The property is surrounded by an attractive decked area, complete with a front gate and an access ramp leading from the car park. The property's signage is positioned centrally on the main elevation, providing strong roadside visibility.

To the right-hand side of the building lies the leased car park, offering approximately 15 spaces. Behind well established foliage is an additional area currently used to house a storage shipping container and the commercial waste bins; however, this space could alternatively be utilised to provide further parking if required. To the front and left-hand side of the property, well placed picnic tables take advantage of the south facing aspect, creating an appealing outdoor seating area. This space is complemented by an external bar and a staircase leading down to the garden, which features a dedicated children's play area and well-established garden with a pergola for seating.

Site Area: 0.265 Acres (0.107 hectares)
GIA: 315.4sqm (3,396 sq ft)
Website: https://castleoutwood.com

LOCATION

The Castle Inn is nestled in the picturesque village of Outwood, south east of Redhill, Set along the tranquil Miller's Lane, the inn enjoys a serene countryside setting surrounded by rolling fields, mature woodland, and rich rural character.

The wider area offers excellent lifestyle appeal. Redhill lies only 5.8 miles away, with Horley just 3 miles to the south west, Crawley 6 miles further on, and London approximately 22 miles to the north. Redhill itself blends charming Victorian heritage with modern conveniences, offering easy access to the scenic North Downs, expansive green spaces such as Memorial Park and Redhill Common, and an increasingly vibrant mix of shops, cafés and cultural attractions. These surroundings make the location ideal for walkers, families, and anyone looking to explore the beauty of the Surrey Hills.

Outwood also enjoys excellent transport connectivity. A bus stop situated directly outside the inn provides convenient access for visitors travelling without a car. The nearest rail link is Salfords Station, which offers direct routes into London and across the wider south east. The village is also close to the M23 motorway, allowing quick and straightforward travel to both London and Brighton. In addition, the property benefits from close proximity to Gatwick Airport just 7.2 miles, making it easily accessible for national and international visitors.mm

EXTERNAL DETAILS

The property benefits from a generously sized decked area that wraps around three sides of the pub. From the left side, double doors lead directly from the main dining area onto the decking, which also includes an external bar for seasonal use. The space is furnished with picnic benches providing approximately 80 covers.

Staircase at the rear leads down to the well established garden, featuring a pergola and a children's play area, all enclosed with fencing to ensure separation and safety from the car park.

The car park is held on a 10 year lease until 31 August 2033 from a private individual and provides parking for approximately 15 vehicles. It is bordered by mature shrubs and landscaping, with further potential to increase parking capacity in the area currently used by the vendor for additional storage.

OWNER'S ACCOMMODATION

The domestic accommodation is situated on the first floor and provides versatile living space, previously used for staff but offering strong potential to be converted into comfortable owner operator accommodation. The layout currently comprises two double bedrooms, a smaller double bedroom, two dressing rooms and a bathroom. Alternatively, and subject to the necessary planning consents, the space could be reconfigured to create additional letting rooms.

INTERNAL DETAILS

Access to the property is gained through the main entrance, via the covered porch, which opens into the main bar area. The ground floor features tartan carpet throughout, complemented by dado rails, painted timber beams, and lower pendant wall lights, creating a warm and inviting atmosphere.

To the right-hand side of the main bar is an exposed brick, standalone double-sided fireplace, accompanied by Chesterfield sofas to provide a cosy seating area. On the opposite side of the fireplace is a separate snug. The wooden L-shaped bar is fitted with bar stools and provides seating for approximately 18 covers. Behind the bar, there is access to the first-floor accommodation as well as convenient entry to the kitchen.

To the left of the main trade area are the customer WCs, comprising ladies, gents, and a separate accessible toilet. Continuing through an exposed brick archway leads into the main dining area, providing approximately 30 covers. This room features double doors opening onto the side decked area, ideal for extending capacity during the summer months. The dining room is well positioned next to the kitchen, ensuring ease of service for functions and family events.
A doorway from the dining area leads into a fully equipped commercial kitchen. Additional dry storage is located to the rear of the kitchen, with further access to a larger storage area.

TENURE

The Freehold to be sold with vacant possession. The car park is held on a 10 year lease from September 2023 with a rent of £100pa.

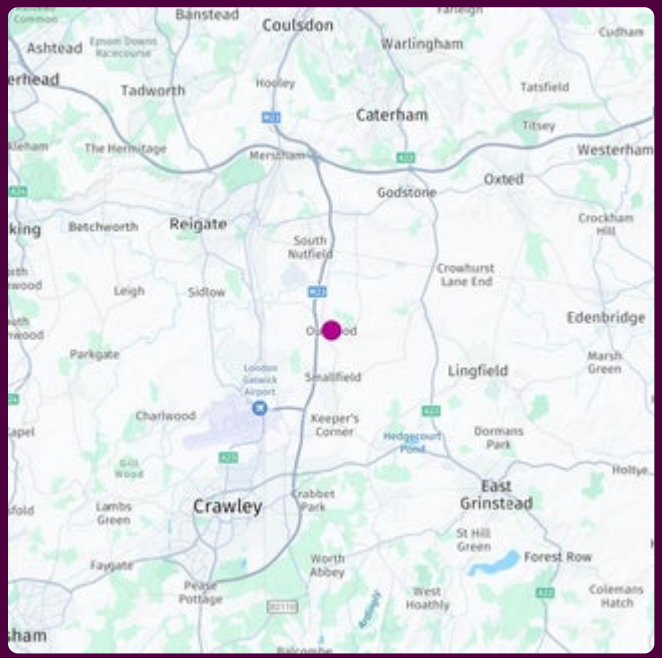
The property is also being offered on a new free-of-tie lease on a fully repairing and insuring basis, with an annual passing rent of £45,000pa.

CAR PARK LEASE

The car park is subject to separate leasehold arrangements and the exact position can be dealt with through the solicitors as part of the sale process.

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale, except for some personal effects. An inventory will be provided once an offer has been accepted.



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STAFF

The business is closed and no staff will transfer.

TRADING HOURS

The business is closed.

THE OPPORTUNITY

The property is currently closed but offers clear potential, subject to the necessary planning permissions, to create letting accommodation on the first floor. There is also scope to expand the existing car park, increasing capacity and enhancing the site's overall trading potential.

BUSINESS RATES

The Rateable Value as per the April 2026 Ratings List is £27,000. Confirmation of actual rates payable should be sought from the Local Authority.

REGULATORY

The property benefits from a Premises Licence. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

We are advised that all mains services are connected.

VODKA

The Castle Inn, Miller's Lane, Outwood, Redhill, RH1

Approximate Area = 3396 sq ft / 315.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Christie Owen & Davies Plc. REF: 1432639

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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